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110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358  
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**PLANNING AND ZONING COMMISSION MEETING**

**Tuesday, August 23, 2022 • 7:00 p.m.**

**West Branch City Council Chambers, 110 N. Poplar St.**

*Council Quorum May Be Present*

**<https://zoom.us/j/829677991> or**  
***dial in phone number 1-312-626-6799 with Meeting ID 829 677 991***

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Approve minutes from the May 24, 2022 Planning & Zoning Commission meeting. / Move to action.
  - b. Setting a Public Hearing date for September 27, 2022 to consider a request for rezoning 154 Ohrt Street from R-1 to R-2. / Move to action.
  - c. Setting a Public Hearing date for September 27, 2022 to consider a request for rezoning 224 N. 4<sup>th</sup> Street from R-3 to PUD **AND** a parcel along the east side of Wapsi Creek owned by the City of West Branch from P-1 to PUD. / Move to action.
  - d. Setting a date for Public Hearing for September 27, 2022 for an amendment to the Historic Preservation Ordinance (Chapter 25). / Move to action.
  - e. Review and consider approval of Heritage Hill Preliminary Plat (with conditions). Move to action.
  - f. Review and consider approval of Heritage Hill Site Plan Buildings 1-4 (with conditions). / Move to action.
5. Old Business
  - a. Design standard discussion
    - i. Topics being considered
    - ii. Approval of Visit Ability Standards
    - iii. Comments on Accessory Dwelling Unit Model Ordinance
6. City Staff Reports
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, September 27, 2022.
9. Adjourn

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**Planning & Zoning Commission Members:** Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Brad Bower, Matt Van Scoyoc, Jim Hoffman • **Zoning Administrator:** Terry Goerd

**Mayor:** Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean

**City Administrator:** Adam Kofoed **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** John Hanna

• **Public Works Director:** Matt Goodale